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March 5, 2025

Senate Committee on Natural Resources and Wildfire
Oregon State Capitol
900 Court St., NE
Salem, OR 97301

Re: "Yes" on SB 77 and SB 78

To Chair Golden and Members of the Senate Committee on Natural Resources and Wildfire

Friends of Marion County is an independent 501(c)(3) farmland protection organization founded in 1998. Our mission is to protect farm and forestland, parks, and open space in Marion County.

We support the adoption of SB 77 and SB 78 and request the Senate Committee on Natural Resources and Wildfire to move these two important measures to eventual passage by the 2025 Oregon Legislature.

- **SB 77** restores the intent of Oregon's home occupation statute to allow homeowners to run small inconspicuous businesses, such as bookkeeping or small-scale childcare services, as *accessory* uses in homes located in farm and forest zones. Unlike the agritourism provisions in ORS 215.283(4)(agritourism events), 215.283(1)(o)(farm stands), and 215.461 (guest ranches), ***state law does not require home occupations to be related to agriculture or to tourism.*** ORS 215.488. This bill makes the priority on the dwelling being the home "residence" and not the home occupation the priority but secondary to the residence.

- **SB 78** limits the scale of replacement dwelling in ag and forest zones to be consistent with that of the dwelling being replaced, so that it is truly a replacement dwelling and not merely a new nonfarm dwelling.

Along with converting our agricultural and forest land into playgrounds only for the wealthy, the mere opportunity to site such venues is driving up farm and forest land prices beyond the reach of family farmers, ranchers, and timberland managers. New and beginning operators are being priced out of the market. Unchecked residential and commercial development in our farm and forest zones threatens other valuable resources protected by large blocks of agricultural and forest land, such as water and wildlife habitat.

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The time is right for the legislature to pay serious attention to Oregon's farm, range, and forest land and the many resources those lands protect. Please stop the land speculation and conversion of Oregon's limited and precious agricultural and forest land resulting from unintended loopholes in existing land use statutes.

Thank you for considering these comments.

Sincerely,

Roger Kaye, Pres.
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